

Members Present: Jason Heyer, Nick Hibbard, Michelle Dufresne, Claude Rainville, Martha Varney,

Public Present: Michael Gervais, Northern Land Surveying, Gail Shulman, Amber Soter, Z.A.

HEARING MINUTES:

8:00 PM – Request of Matthew & Denise McNall for Final Plat Approval of a 2 lot Subdivision of property located at 2108 Main Street (MA2108A). The property is in the Rural District. The subdivided lot will be accessed off Wagner Road. The applicant has requested an Administrative Review of the 2 lot subdivision in accordance with Article 4, Section 4.3.C) and all other applicable Sections of the Fairfax Development Regulations. The Zoning Administrator conducted the review in accordance with all applicable Sections of the Fairfax Development Regulations, adopted February 14, 2011 and Amendment adopted August 15, 2011 and September 29, 2014. This hearing is for the Development Review Board to review the Zoning Administrator's report and act upon the Zoning Administrator's recommendation for approval of the 2 lot subdivision.

The warning was read, parties were sworn in and introductions were made.

A Soter presented the plan to the board and **Michael Gervais, Engineer for Northern Land Surveying, representing the McNalls**, explained further. He explained the easement for the waste water onto the main parcel so that it could be a conventional system versus a mound because it had more conducive soil. The new lot will be a 2.07 acre parcel.

G. Shulman asked what kind of house was being built and if she would be able to see it. **M. Gervais** was unaware of the type of house that was going to be constructed. He indicated that the lot is mostly wooded and would involve extensive tree removal for the new home to be visible from her house. **G. Shulman** also asked about garbage. Wagner road is a town road and garbage will be at the end of the driveway like hers.

8:10 PM- N. Hibbard moved to approve the Zoning Administrators recommendation to approve the 2 lot subdivision. **M. Varney** 2nd. All in favor.

Respectfully submitted,
Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

Signed: _____ **Date:** _____
For the Development Review Board

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These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.